

SCOPE OF WORKS

ROOF NOTES

- Existing roof sheeting and ridging to be removed and replaced with 0.58 mm thick galvanized corrugated profile roof sheeting, fixed with intermediate timber purlins at 1100mm centers. Skew nails to truss. Ridge and eaves purlins at 900 centers, with 12 x 45mm class 3 timber self drilling screws. Sheets to be fixed with class 3 fasteners 3 per sheet per purlin with 65 mm Tex or Top Speed screws as per manufacturers specifications.
- 0.58mm corrugated ridge capping, cranked to suit profile, fixed to sheeting and purlin by dry screws as per manufacturers specifications.
- New fibre cement barge boards size 250 x 80 x 12mm, fixed to 38 x 38mm trimmer batten and purlin twice screwed with 12 x 40mm brass countersunk screws with aluminum h-profile barge board joiners between boards and at roof apex. Apply 3 coats contractors white pva.
- New 225 x 12mm fibre cement fascia boards countersunk heads to 38 x 38 soffit nailed to side of rafter. Finish with 3 coats contractors white pva.
- Existing purlins to be removed and replaced with SA pine 75mm x 50mm timber purlins at 1100mm cc to ridge and 12 x 45mm class 3 timber. Sheets to be fixed with 3 skew nails per sheet per purlin. All with manufacturers recommendation.
- closed eaves covering to be 6mm clad fibre cement board with cover strips and brandering fixed to 38 x 38mm brandering fixed to underside of rafter. Cladding to be fixed by 20mm dry wall screws with recess heads to be closed and painted over as per finishing schedule.
- Existing concrete roof tiles to be removed, cleaned and stored on site to be reused. to be fixed with tile nails on to 38 x 38mm s.a.pine purlins @ max. 320mm c/c battens, on sabs approved underlay of 400microns, on 152 x 38mm s.a. pine trusses @ max 760mm c/c at 26 degree slope. tiling and fixing to comply with sabs 062 :1991 code of practice, and must be re-installed according manufactures specifications.
- Existing ridge & hip tiles to be removed, cleaned and stored on site to be reused. all bedding mortar for ridges and hips must consist of 3 parts clean plaster sand and 1 part portland cement tinted to the colour of the roof.
- Existing trusses to be removed and replaced with 152 x 38mm s.a. pine factory manufactured trusses similar or equal to gangnail trusses at max.760mm centres fixed, leveled and aligned on 114 x 38mm s.a. pine wall plate fixed on wall by means of 4mm ø galvanised wire, double winded, built into brickwork for min 5 brick courses below wallplate level. trusses to be designed and certified by a registered engineer, and a engineer's certificate must be issued after installation.
- Supply and install Lafarge ceiling grid exposed face tee suspended ceiling grid system. Main tee's spaced at 1200mm & cross tee's spaced at 600mm with 600mm cross tee's spaced between 1200mm cross tee's at 600 centers (600x600 system). Ceiling tee's to be white capped. Main tee's supported at 1200mm maximum. Installation to be in accordance with SABISA (South African Building Interior Systems Association) installation guidelines.
- 114 x 38mm s.a. pine wall plate leveled on brickwork and fixed onto walls by means of 4mm ø x 300mm galvanised built into wall min. five bricklayers.
- 225 x 12mm fibre cement fascia boards with aluminium h-profile fascia joiners, drill & fixed to ends of trusses with 2 x 40mm copper screws. fascia boards to be painted with one universal undercoat and two coats eggshell enamel.
- cornice moulding by 'dynamic artistic solutions' - colonial moulding. installed with glue against ceiling and wall, according to manufacturers specifications.
- cement mortar beam filling finished neatly and smooth below tiles.
- treat all exposed wood at roof overhang with carbolinium, or paint with primer and two coats enamel paint, before installing roof covering and underlay.
- Roof trusses to be inspected and to be removed and replaced as per Engineers recommendations.
- existing cornices to be removed and replaced with new 75mm cove cornice to match existing
- existing ceiling boards to be removed and replaced with 6.4mm gypsum board nailed to 38 x 38mm timber brandering at max 400mm centers with cretystone skimplaster finish and with tape-channel cover strips finished with 1 x undercoat and 2 x coats Plascon Professional Superior Low Sheen water based paint. Applied strictly as per manufacturer's instructions.

WALLS

- Prepare cracks to plastered walls as per engineers specifications, apply one coat approved primer, repair defects with approved spot primer and two coats premium washable and stain resistant 100% acrylic emulsion. Colours of undercoat to match finishing coat but with enough difference to be able to distinguish between the two coats. Prepare colour sample of finishing coats before any bulk paint is to be purchased. Colour to be approved by Architect.
- Existing partition walls to be plastered and painted on both sides. Paint as per finishing schedules.
- All external cills to be cleaned and painted.
- All internal cills to be 12mm fibre cement to be screwed to brickwork.
- External face brick to be assessed for quality. If in good condition the face brick is to be cleaned non-abrasively with non-harsh cleaning chemicals, repointed, and sealed with a matt finish brick sealer. A sample of the refurbished wall is to be provided for approval.

FLOORS

- Existing floor finish to be stripped and replaced with full bodied 10mm thick 600x600 porcelain tile. with 3 PEI rating fixed to internal floor screed with rapid setting tile adhesive mixed with bonding liquid in lieu of water on concrete surface bed, and 3 mm joints continuous in both directions, jointed and flush pointed SABS approved tile grout.
- Existing carpets to be removed using adhesive remover.
- Porcelain floor tile skirting, 100mm high with a 24 hour adhesive solution to be plastered surfaces above floor tiles. Tiles to have 3mm joints. sealed joints between skirting tiles and floor tiles with silicone sealant.
- Aluminum threshold expansion filler to manufactures specification.
- existing polished concrete surfaced to be stripped and repolished

WINDOWS

- All timber windows to be removed and replaced with aluminum windows as per window schedule.
- Bricks demolished for new window openings are to be carefully removed, cleaned and reused in patchwork. If existing bricks are unsalvageable a sample brick to match existing. to be provided for approval.

DOORS

- All damaged internal and external doors to be removed and replaced as per door schedule.
- All good internal and external doors to be sanded and varnished as per door schedule.
- All partition internal and external doors to be removed and replaced as per door schedule.

PLUMBING AND FITTINGS

- All existing sanitary ware is to be removed and replaced as indicated in the sanitary Schedule.
- Existing drainage and pipe work systems to be flushed as per engineers recommendations.
- Vaal Iceberg, vitreous china 420x420mm round underslung vanity basin (code 703400). The basin is supplied as standard without overflow and designed for fixing under vanity slab using four hanger brackets (code 8125Z0), No provision for tapholes. Apply a liberal layer of silicone sealant or equivalent between the contact area of the surface and basin self-rimming surface.
- Cobra EL-3002 wall spout, sensor single temperature duct installation wall mount tap. The spout will flow whilst sensing proximity of hands . Maximum time period of activation 60seconds. To aveflection
- Duravit Fizz urinal consealed unit(Code: 0823360000) size 285 x 305 x 500mm high with syphonic action with concealed water supply and outlet, 50mm diameter P-Trap, Nautilus trap (code 005112 0000) and Duravit water inlet mechanism (code 695800 0000) fixed to wall with 2No. 8x120mm mounting bolts.
- FLUSHVALVE: Cobra EL-3005 sensor activated, urinal flush valve with stainless steel face plate. 1½" BSP male inlets. Includes Undertile installation kit (flush valve assembly), stainless steel plate and Intergral battery, vandal resistant.
- 6mm glass Float Mirror with recessed/hidden support frame fixed to manufacturer's specification.

- Vitraflex composite panels, outer facings compression bonded to a core of wood particle board, edges framed with extruded aluminium channel sections (beading) mechanically fixed to the panel core. Floor clearance for partitions and doors is 150mm from the finished floor. Stiles and partitions connected to each other and to masonry walls, continuous extended aluminium channel mechanical fixings. All cubicles supplied with standard ironmongery consisting of indicator bolt, keep, coat hook cum door stop, and door hinges.
- Serra@Rol™ TR3** Stainless Steel Lockable Toilet Roll Holder, overall size 135depth x 125width x 355mm high, installed by the **Serra@** installation team.
- Serra@ Nox 3** Stainless Steel Soap Dispenser, hand operation, overall size 100depth x 123width x 208mm high. Fixed on a stainless steel mounting plate to the wall surface with three screws, three wall plugs provided. The container has a capacity of 1.25litre and provides 1000single 'shot' washes.
- Xlerator@** Stainless Steel hand dryer, overall size 170depth x 298 width x 322mm high, installed by the Xlerator@ installation team.
- Granotops KS Vanity top (code KSV30M) 30mm thick Cream with multi-coloured 20mm chips high gloss Granolite solid surface.
- Cut out Shape: Round to basin size
- Sink Mounting: Underslung and position of bowls as per drawings indication or otherwise instructed

RAIN WATER GOODS

- New 125 x 80 x 85mm aluminum gutters fixed to fascia boards by 2 no. 25mm brass screws into fascia and soffit, including all necessary fittings as per manufacturers recommendation and to comply with SANS 11:2007. Fixed to 12 x 225mm fibre cement fascia boards with a slight slope towards the 80mm Ø aluminum downpipe which is fixed to the walls with aluminum 3 no. downpipe clips with the specified aluminium shoe.

AIR CONDITIONING

- existing air conditioning unit positions are to be confirmed and serviced as per engineers recommendation

PARAPLEGIC

- New wheel chair assistant rail to be installed as per manufacturers specification
- Ramps on the external of the building to engineers specifications.
- Steel balustrades to be provided.

EXISTING ROOF COVERING

- This is to be inspected carefully by the professional team including the client and a decision made to either retain or replace during construction.

EXISTING ROOF STRUCTURES

- To be removed and replaced as per Engineers Specifications.

EXISTING TIMBER WINDOWS

- To be removed and replaced with new aluminium windows to match existing as per window schedule on approval by AMAFA.

FLOOR FINISHES

- All floor finishes are to be removed and replaced with new as per the finishing schedule.
- Timber flooring to be sanded and varnished.

LIGHTING

- Lighting to be verified by engineer. To comply with SANS 10400 Part O

FIRE EQUIPMENT

- All fire equipment to be verified by mechanical engineer. To comply with SANS 10400 Part T

EXISTING FIXED FURNITURE

- All existing fixed furniture are to be made good.

GENERAL

- All structural elements and condition of building to be verified by engineer.
- All existing foundations, floor slabs and roof trusses to be verified by the engineer.
- If there are cracks to the existing floor prior to covering engineers to confirm.
- If there are cracks on the walls, this is to be remedied to engineer's recommendation and specification.
- All external services as per the relevant engineers drawings.
- All Fittings removed are to be assessed by Client for donation purposes.

| REVISION STATUS | | | | |
|-----------------|------------|--|----|---------|
| Rev. | Date | Description | By | Checked |
| 01 | 06.06.2022 | revised as per meeting with the QS on 31.05.2022 | PP | NS/SM |
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GENERAL NOTES:

- CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
- DO NOT SCALE FROM THE DRAWINGS.
- ANY QUERIES TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- ALL STRUCTURAL STEEL, CONCRETE STRENGTH AND TIMBER SPECIFICATION ARE TO BE IN ACCORDANCE WITH ENGINEER'S DETAILS.
- DRAWINGS FOR INFORMATION PURPOSES ONLY

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PROJECT NAME: MLB BUILDING

ROOF REPLACEMENT AND RENOVATIONS TO THE MLB BUILDING

ERF NO : ERF 106 OF DURBAN & 107 OF DURBAN

DRAWING TITLE: SCOPE OF WORKS

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